

City Council  
Atlanta, Georgia

02-0-2179

AN ORDINANCE  
BY: ZONING COMMITTEE

Z-02-87  
11-12-02

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at the **3700 Powers Ferry Road, N.W.** be changed from the **R-3 (Single-Family Residential)** District, to the **R-LC (Residential-Limited Commercial)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **97** of the **17<sup>th</sup>** District, **Fulton** County, Georgia being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

C-4

15300

## WARRANTY DEED

STATE OF GEORGIA

COUNTY OF DEKALB

THIS INDENTURE, Made the 3rd day of October, in the year one thousand nine hundred eighty four, between

A. TATE CONYERS

of the County of Fulton, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

GRADY S. CLINKSCALES, JR. and PEGGY CARROLL CLINKSCALES

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other valuable consideration (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

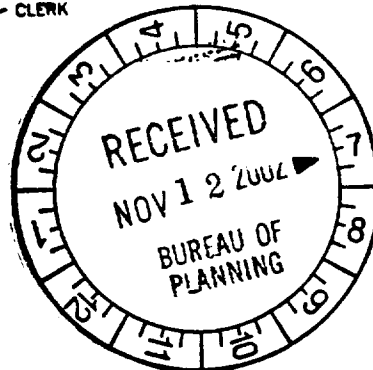
All that tract or parcel of land lying and being in Land Lot 97, 17th District, Fulton County, Georgia, being all of Lot 9 and a part of Lot 10, Block "A", as per plat of the James P. Cheves Company property by A. W. Browning, C. E. dated August 1946, and appearing of record at Plat Book 31, Page 74, Fulton County Records, and being more particularly described as follows:

BEGINNING at an iron pipe on the southwest side of Powers Ferry Road, 466.2 feet northwest, as measured along the southwest side of said road, from its intersection with the western side of Roswell Road; running thence northwest along the southwest side of Powers Ferry Road, 83.0 feet to an iron pipe at the southeastern line of Lot 8; thence southwest along the line of said lot, 290.7 feet to an iron pipe; thence southeast 83.0 feet; thence northeast parallel with the southeast line of said Lot 8, 269.5 feet to Powers Ferry Road and the POINT OF BEGINNING.

GEORGIA, Fulton County, Clerk's Office Superior Court  
Filed & Recorded OCT 9 1984 at 9:41

*Barbara J. Price* CLERK

Fulton County, Georgia  
Real Estate Transfer Tax  
Paid \$ 68.00  
Date OCT 9 1984  
FREDERICK J. PRICE  
Clerk, Superior Court  
By: *[Signature]*  
Deputy Clerk



7-02-87

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

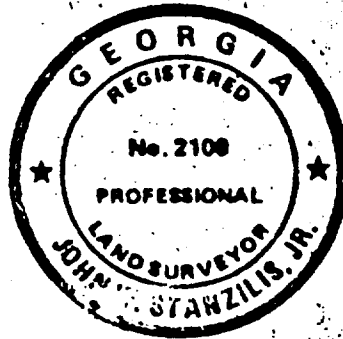
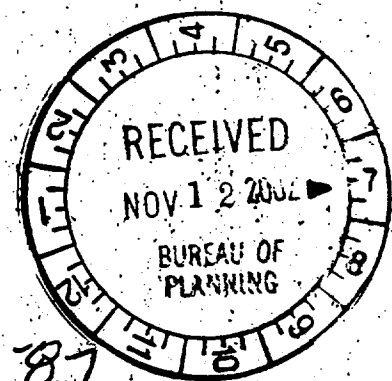
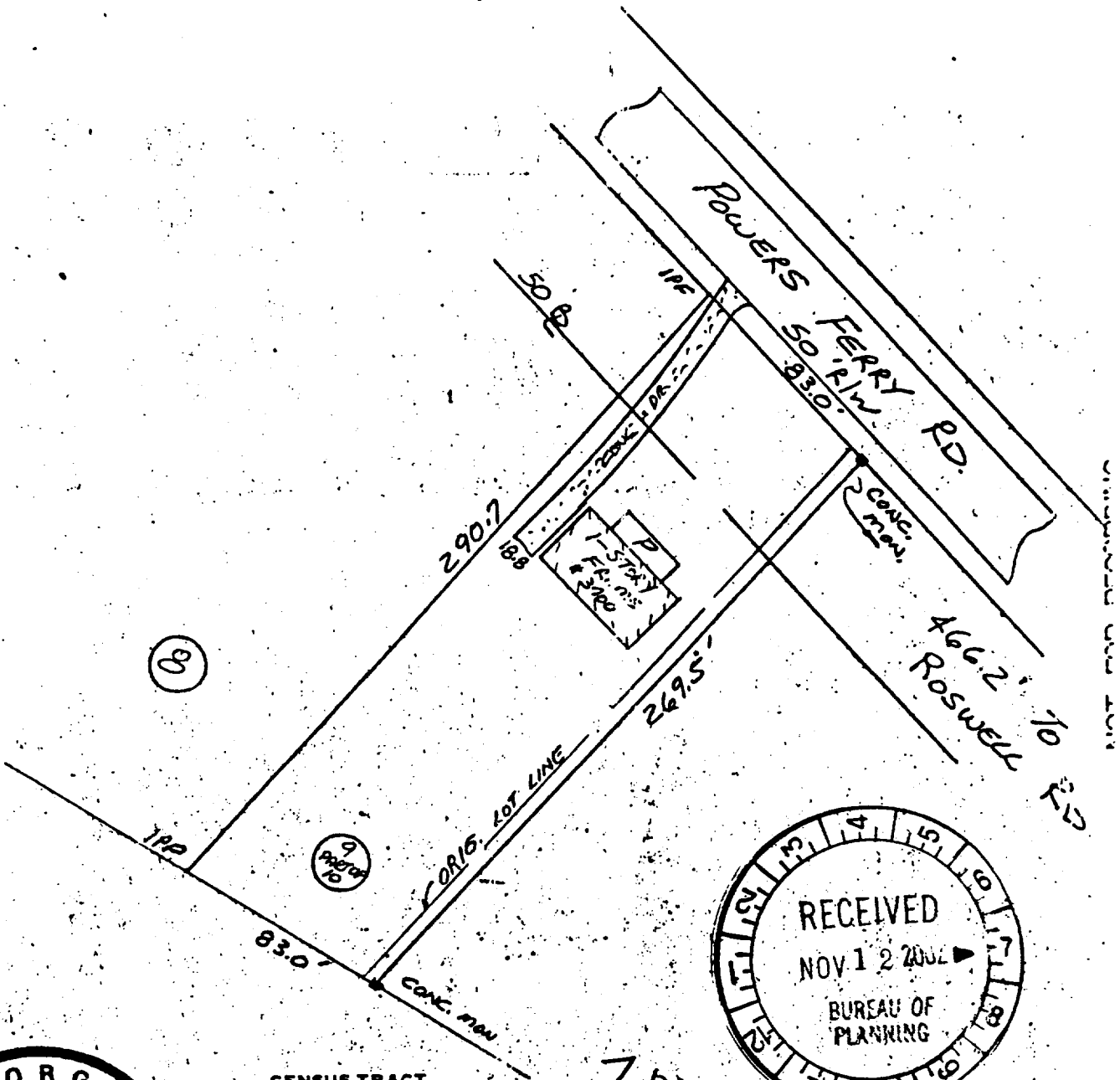
Signed, sealed and delivered in presence of:

*Diana M. Broome* A. TATE CONYERS by *Dorothy N. Campbell*  
WITNESS N. P. (Seal)

*[Signature]* NOTARY PUBLIC My Commission Expires Jan 27, 1986 (Seal)



NOT FOR RECORDING



CENSUS TRACT

I HAVE, THIS DATE, EXAMINED THE "FIA OFFICIAL FLOOD HAZARD MAP" AND FOUND REFERENCED LOT (IS NOT) IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

*John W. Stanzilis Jr.*  
REGISTERED PROFESSIONAL LAND SURVEYOR

7-02-87

SURVEY FOR

GRADY S. CLINKSCALES JR.  
PEGGY CARROLL CLINKSCALE

LAND LOT 97 17TH DISTRICT

FULTON COUNTY, GEORGIA

4079 AND PRETOR.  
LOT 10 BLK A UNIT SECT.

SUB. JAMES P. CHEVES CO.

DATE 9-6-89 SCALE 1" = 60'

SOLAR LAND SURVEYING COMPANY

P.O. BOX 723993

ATLANTA, GA. 30339-0993 Ph. 425-8617

ALL MATTERS OF TITLE ARE EXCEPTED.